Irregularities in functioning of Paryatan Vihar Group Housing Society

3230. SHRI ATAL BIHARI VAJPAYEE : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether there has been a lot of irregularities as pointed out by Sub-Committees/Committees and members in the planning and execution of the Housing Project of Paryatan Vihar Cooperative Group Housing Society, besides the violation of Society's bye-laws for not having the 'Committee of control' and replacement of Office bearers on completion of their due terms of two years ;

(b) whether it is also a fact that there had been complaints regarding sub-standard execution of Work, deviation in quantity, quality and specification of various items in most of the flats besides using sub-standard electrical/sanitary items etc., even at higher cost in each flat ; and

(c) if so, the details thereof and what action Government propose to take into the matter since the cost of the project originally estimated at about Rs. 5·5 crores, already crossed Rs. 7 crores?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH) : (a) to (c) The Registrar of Cooperative Societies has intimated that no complaints have been received by him in this regard. Further he has no power to monitor the quality and quantity of construction. The matter is within the jurisdiction of general body of the Society, and reply received from the Society in this regard is given in the Statement.

Statement

The Society was allotted two plots of land measuring 6·083 acres and 2·500 acres at Patpar Ganj (Chilla-Dhallupura) by Delhi Development Authority in 1984 for construction of 515 dwelling units for its members.

The original estimated cost of the housing project was estimated at Rs. 5·10 Crores on the basis of the accepted tender.

Subsequently, on the specific desire of the members as also as was decided in the General Body meeting held on 19-4-1987 many earlier specifications were upgraded/ added like mosaic flooring in two categories of flats instead of ordinary cement flooring other than in bath-room, kitchen and toilet, use of white marble stone flooring in kitchen, toilet and bathroom in all the categories of the flats, use of glazed tiles even in LIG (A type of flat) economically weaker section-Janta (AA type of flat-one room set), outer grit wash for the entire building consisting of all the flats in lieu of ordinary plaster, steel grills for all windows, steel grilling for the balconies, provision for fixing of fly-proof shutter for all the flats, provision for central T.V. Antenna, provision for individual 'Sintex Tank' for each flat of 500 litre capacity instead of common over-head R.C.C. tanks, provision for deep tube-well for constant water suply (apart from municipal connection), underground storage tanks with booster, pump house, Electrical Sub-station and connected DESU charges for laying cables etc.

Apart from this, there has been statutory increase in labour cost which was payable to the Constructor by the Society in terms of the Contract, statutory increase in materials like steel, electrical, copper wires, glazed tiles, RCC pipes Doors and grills sanitary wares etc. had to be paid by the Society in terms of the Contract which was unavoidable.

In view of the above, the cost escalation has occured. The project is still under construction and the final cost will be known on its completion only. The latest estimated cost of Project estimated, by Society's Architect Rs. 6.91 Crores which approximately works out to be Rs. 162/- per sq. ft. and which by all standards with the prevailing price level has been considered to be most economical.

It may be appreciated that escalation in cost of flats is only for the above mentioned reasons and it is emphatically denied that this has been due to defective planning, execution, deviation in quantity or other irregularities as stated.

Even the auditors appointed by the Registrar Coop. Societies which audited the accounts of the society have not pointed out any irregularity in the execution/purchase of materials etc.

In view of the position explained above, the comparative statement and original estimated cost, quantity etc. and the revised cost is not required to be furnished.

Allotment of flat to Olympian Ashok Diwan

3231. SHRI N.E. BALARAM : Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Olympian Ashok Diwan was proposed an out-of-turn allotment of a DDA flat under the scheme to honour sportsmen;

(b) whether the present Vice-Chairman of DDA assured him a favourable response;

(c) whether the Minister has received any representation from the sportsman ; and

(d) if so, the steps being taken to fulfil the assurance given to the sportsman?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH) : (a) No, Sir.

(b) No, Sir. However Shri Ashok Diwan has submitted an application to the Vice-Chairman, DDA in March, 1989, will be considered on its merits.

(c) and (d) Yes, Sir. Representations of three sportsmen were received which have been forwarded to the Lt. Governor of Delhi for appropriate action. The Lt. Governor is competent to allot a flat out of his discretionary quota to a sportsman, who has a bonafide and urgent need for a house in Delhi, if he has brought glory to the nation and has been honoured with a national award.

Illegal termination of permanent Clerks/Typists and Sweepers from State Bank of Indore

3232. SHRI ASHOK NATH VERMA : Will the Minister of LABOUR be pleased to state :

(a) whether the Assistant Labour Commissioner (Central) Curzon Road New Delhi had forwarded a few cases to his Ministry regarding illegal termination of permanent Clerks/Typists and dailywages part-time (Sweepers) from the State Bank of Indore, during current year ;

(b) if so, what action has been taken by Government there on so far ;

(c) what are the reasons for not setting such cases on priority basis keeping in view the suffering of the employees terminated illegally by the State Bank of Indore, Delhi Branch; and

(d) what action is being taken against the officers who illegally terminate their employees and violate the Bank rules?